

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Change of land use of the land from Residential Use Zone to Commercial Use Zone in Plot No. 55 of Sy.Nos. part of 43 and 44 situated at Guttala Begumpet (V), Serilingampally Mandal, R.R. District to an extent of 628 Sq.mtrs (after road widening) - Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 282

Dated: 19.07.2011.

Read the following:

1. From the Vice Chairman, Cyberabad Development Authority, Hyderabad Lr.No. 2987/CLU/CDA/ 2007, Dated: 14.03.2008.
2. Government Memo No. 5112/I1/2008, Municipal Administration & Urban Development Department, dated: 11.02.2010.
3. From Sri Mohammed Ahsan, S/o Late Syed Mohammed alias Baadshah Miya, Moti Market, Kachiguda, Hyderabad, repn. dated: 11.02.2011.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Lr. No. 2987/CLU/CDA/Plg /HMDA/2007, dated: 11.05.2011.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Lr. No. 2987/CLU/CDA/Plg /HMDA/2007, dated: 11.07.2011.

ORDER:

The draft variation to the land use envisaged in the notified Master Plan for Cyberabad Development Authority area issued in Government Memo 2nd read above was published in the extraordinary issue of Andhra Pradesh Gazette No. 79, Part-I, dated: 18.02.2010. In the ref. 3rd read above, Sri Syed Mohammed Ahsan has filed an objection on the draft variation issued by the Government. In the ref. 4th read above, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has informed that, there is no necessity to take into consideration of the objection raised by Sri Syed Mohammed Ahsan as no documentary evidence has been produced. He has also requested to consider the request of Sri K. Suryanarayana since he has submitted the documents. Hence the objection filed by Sri Syed Mohammed Ahsan is hereby rejected since Sri Syed Mohammed Ahsan has not produced any documentary evidence.

It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs. 64,800/- (Rupees Sixty four thousands and Eight hundred only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 21.07.2011.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. VIJAY KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT (FAC)**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,

Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf /Sc

// FORWARDED :: BY ORDER //

SECTION OFFICER

...2

:: 2 ::
APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan for Cyberabad Development Authority area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 79, Part-I, dated: 18.02.2010 as required by sub-section (3) of the said section.

VARIATION

The site in Plot No. 55 of Sy.Nos. part of 43 and 44, situated at Guttala Begumpet (V), Serilingampally Mandal, R.R. District to an extent of 628.00 Sq.Mtrs (after road widening) which is presently earmarked for Residential Use Zone in the notified Master Plan for Cyberabad Development Authority area is designated as Commercial Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall handover the area affected under proposed 36.00 Mts. wide CDA Master Plan road to local body at free of cost.
14. that the proposal is considered subject to MRTS route alignment requirement.

SCHEDULE OF BOUNDARIES

NORTH: Existing 80' wide Jubilee Hills – Madhapur main road
SOUTH: Sy.No. 44 (part) of Guttala Begumpet (V)
EAST : Village boundary of Shaikpet
WEST : Sy.No. 44(part) of Guttala Begumpet (V)

Dr. VIJAY KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT (FAC)

SECTION OFFICER